

10543 W PICO BLVD

2ND -GENERATION RESTAURANT/BAR FOR LEASE
WITH TYPE 47 LIQUOR LICENSE



**CENTURY
PARK**

REAL ESTATE ADVISORY GROUP

A DIVISION OF
FORWARD ONE REAL ESTATE

JORDAN RUBINSTEIN

310.435.3926 | JORDAN@CENTURYPARKRE.COM

CA LIC # 01736033

PROPERTY OVERVIEW

A PLUG-AND-PLAY HOSPITALITY
OPPORTUNITY IN A SUPPLY-
CONSTRAINED WESTSIDE CORRIDOR



PROPERTY ADDRESS

10543 W Pico Blvd, Los Angeles

SIZE

3,787 SF GLA
~500 SF is Patio Space

PARKING

Dedicated space at rear

ASKING RENT:
\$4.50/SF + NNN

- **3,787 SQUARE FEET**
- **AVAILABLE IMMEDIATELY**
- **TERM: NEGOTIABLE**
- **NO KEY MONEY**
- **TYPE 47 LIQUOR LICENSE**

PROPERTY HIGHLIGHTS

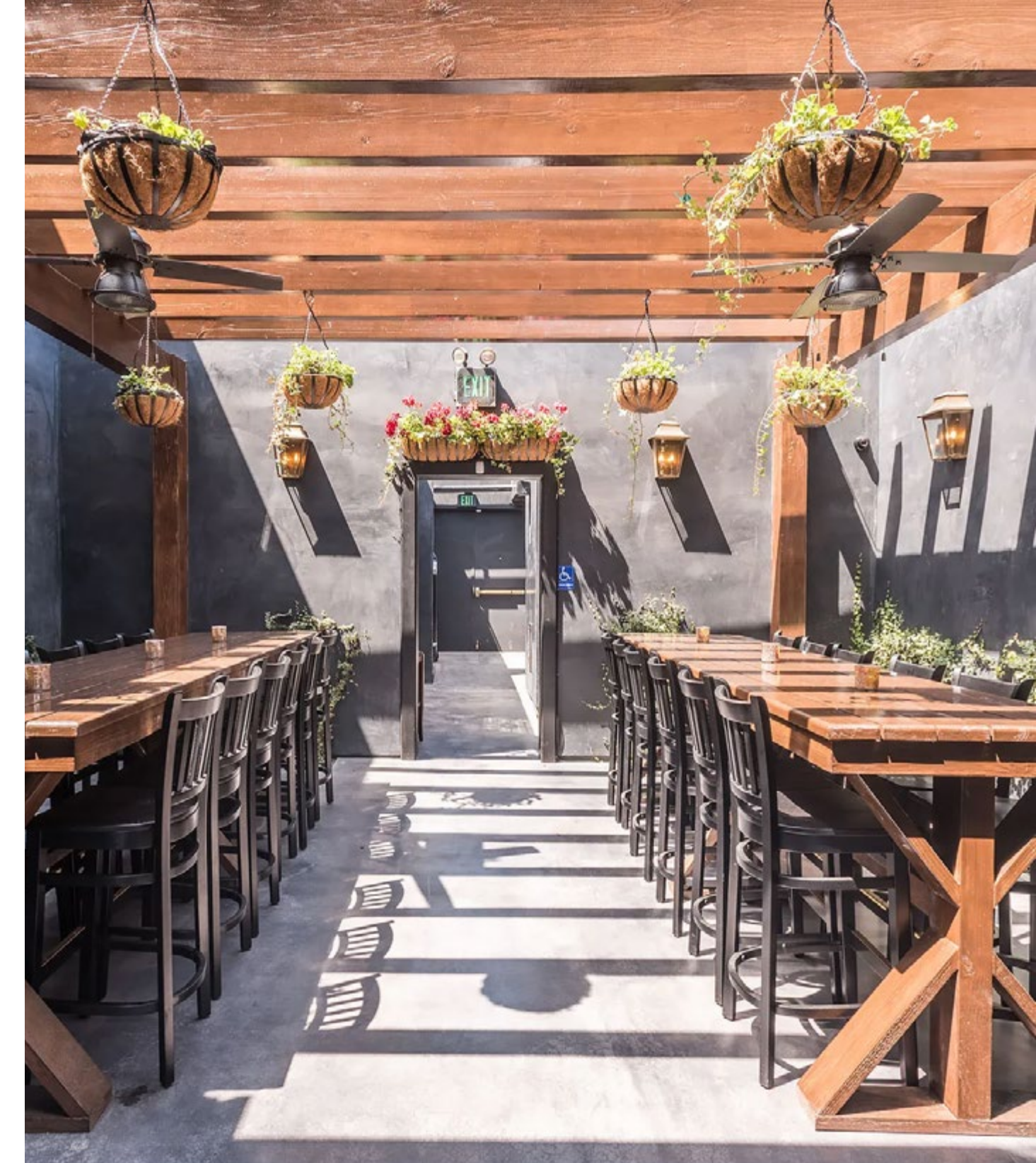
- Turn-key condition for immediate use: Minimal capex requirements
- High-visibility Pico Boulevard frontage with strong traffic counts
- Established location with long-standing operating history
- Dense, affluent West Los Angeles trade area
- Indoor/outdoor restaurant atmosphere with brand recognition potential
- Proximity to some of LA's most affluent neighborhoods, including Beverly Hills and Century City, both accessible within a 5-minute drive

PRIOR USE

Formerly The Stalking Horse: full-service restaurant / bar (British-style gastropub)

FF&E (FURNITURE, FIXTURES & EQUIPMENT)

- Fully equipped commercial kitchen (hood, grease trap, walk-in, cooking line)
- Dedicated Microbrewery
- Built-in bar with draft system and back bar improvements
- Dining room furniture, fixtures, and décor included
- POS system and operational infrastructure (subject to negotiation)



FLOOR PLAN

PROPERTY ADDRESS

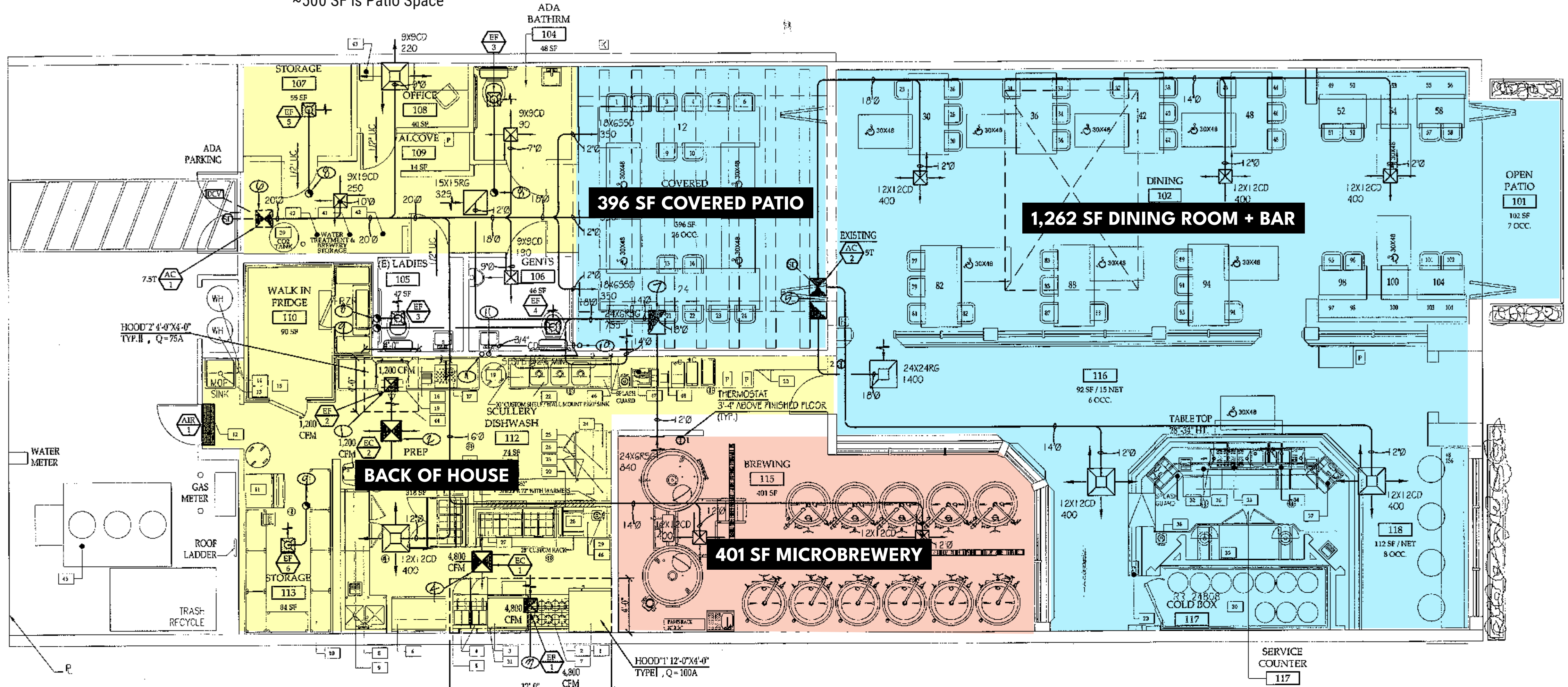
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ALLEY

PICO BLVD





PRIOR RESTAURANT INTERIOR



PRIOR RESTAURANT INTERIOR



EXIT

THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS

MAX OCCUPANCY 130

BUSINESS TRAINING
SERVICE DEPT. N REAR
ACCESS HERE - APPROX

PRIOR RESTAURANT INTERIOR



PRIOR RESTAURANT INTERIOR

SUBMARKET OVERVIEW

PRIME WEST LOS ANGELES PICO BLVD CORRIDOR

PROXIMATE TO MAJOR
NEIGHBORHOODS:

WEST LOS ANGELES

WESTWOOD

CENTURY CITY

BEVERLY HILLS

- Desirable Westside submarket with a dense, affluent residential base and consistent dining demand
- Proximity to key neighborhoods including Century City (5 mins), Westwood (10 mins), and Beverly Hills
- Strong daytime population driven by nearby office users, medical, and retail hubs
- Pico Boulevard serves as a major east-west artery with steady traffic flow
- Limited availability of second-generation restaurant spaces with existing infrastructure
- Diverse dining scene supporting both neighborhood-serving and destination concepts



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JORDAN RUBINSTEIN

310.435.3926 | JORDAN@CENTURYPARKRE.COM
CA LIC # 01736033

SAMANTHA RUSS

CA LIC # 02082782

GERARDO REYES

CA LIC # 01783004

FORWARD ONE REAL ESTATE

9000 SUNSET BLVD #1100

WEST HOLLYWOOD, CA 90069

310.745.7660

CA LIC # 01385866

CENTURYPARKRE.COM

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